

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SP 3-6-04 / 04-278 / Victoria Say Plaza / 6651 Stirling Road/ Generally located 500' northwest of the Davie and Stirling Road intersection

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 3-6-04 / 04-278 / Victoria Say Plaza / 6651 Stirling Road

REPORT IN BRIEF:

The 4.27 acre subject site is located 500' northwest of the Davie and Stirling Road intersection. The applicant is proposing a commercial complex consisting of a one-story building with fifty-(50) commercial bays totaling 38,853 sq. ft.

The subject site design is a typical suburban commercial complex that meets the intent of the B-2, Community Business District. The subject site is designed with pedestrian movement throughout the property with a concrete walkway. In addition, the commercial building is designed with a covered breezeway on the front portions that offers a welcoming environment. The parking for the commercial building will be located in the front of the bays (south side of the building).

The architectural designs of the commercial buildings have a Mediterranean feel. The buildings are designed with clean lines, arcs, and decorative features. A cornice treatment is placed along the top of the exterior wall for aesthetic purposes to screen the mechanical equipment on the roof. In addition, the front elevations consist of a barrel tile roof broken up by smooth stucco finish build-outs with eifs treatments. Arched entries are split up by imitation keystone columns equally space from one another. Rectangular clear glass doors and windows in white aluminum frames are located uniformly next to one another.

Vehicular access onto the site is via one (1) opening along the southern site boundary line. The opening is off Stirling Road and is a full access opening. Ingress and egress traffic relating to the subject site will only be able to utilize the eastbound vehicular lanes on Stirling Road.

The commercial building is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed commercial uses continue the current uses along the Stirling Road.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 27, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and the following items: 1) that the parking count is based on a retail use; 2) move the dumpster that is near the entry to an island location; 3) the loading zone that is at the retail on the east, try to move it to another location and the Committee recommended a 45° angle at the corner of the parking turn there; 4) the parapet at the rear, show a section that represents that anywhere on the roof, an air conditioner is placed so that it's screened from the rear; (the Committee felt that the parapet was too low); 5) on the rear it has not been designated, but the applicant is to put a nice trim across the top of the parapet in the back with stucco banding; 6) that the trees at the rear must accept wet conditions; 7) redo the photometric plan for a more consistent lighting pattern over the parking area as it appears too dim in places; 8) all bays are to have square footage labels on each of the bays so the applicant could create a legend and the legend would tabulate to the tabulation on the sheet for the gross square footage that then relates to the parking; and 9) that the crosswalks at the entrance must be designated with markings or pavers if DOT allows. (Motion carried 3-0, Mr. Engel & Mr. Aucamp were absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Construcnel, Corp.
Address: 1925 Brickell Avenue, D-506
City: Miami, Florida, 33129
Phone: (786) 426-1118

Petitioner:

Name: Associated Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, Florida, 33314
Phone: (954) 584-6880

Background Information

Application Request: Site plan approval for a new one-story commercial building complex

Address/Location: 6651 Stirling Road/ Generally located 500' northwest of the Davie and Stirling Road intersection

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Vacant / Retail: 38,853 sq. ft.

Parcel Size: 4.27 acres (186,001 sq. ft.)

Surrounding Uses:

North: Multi-family Residential
South: Stirling Road
East: Retail Shopping Center
West: Retail Shopping Center

Surrounding Land

Use Plan Map Designations:

Special Classification 7
Commercial
Commercial
Commercial

Surrounding Zoning:

North: RM-10, Medium Density District
South: B-2, Community Business District
East: B-2, Community Business District
West: B-2, Community Business District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation

Previous Requests on same property:

Plat Application, on April 3, 1990 the Moss Plaza plat was approved and recorded by the County in Book 149 of plats at page 34 of the public records of Broward County, Florida

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The 4.27 acre subject site is located 500' northwest of the Davie and Stirling Road intersection. The applicant is proposing a commercial complex consisting of a one-story building with fifty-(50) commercial bays totaling 38,853 sq. ft.

The subject site zoned B-2, Community Business District and is currently a vacant lot. Adjacent to the north of the subject site is a multi-family residential community zoned RM-10, Medium Density District, to the east and west are commercial buildings zoned B-2, Community Business District, and to the south is Stirling Road.

The subject site design is a typical suburban commercial complex that meets the intent of the B-2, Community Business District. The subject site is designed with pedestrian movement throughout the property with a concrete walkway. In addition, the commercial building is designed with a covered breezeway on the front portions that offers a welcoming environment. The parking for the commercial building will be located in the front of the bays (south side of the building).

2. *Architecture:* The architectural designs of the commercial buildings have a Mediterranean feel. The buildings are designed with clean lines, arcs, and decorative features. A cornice treatment is placed along the top of the exterior wall for aesthetic purposes to screen the mechanical equipment on the roof. In addition, the front elevations consist of a barrel tile roof broken up by smooth stucco finish build-outs with eifs treatments. Arched entries are split up by imitation keystone columns equally

space from one another. Rectangular clear glass doors and windows in white aluminum frames are located uniformly next to one another.

3. *Access and Parking:* Vehicular access onto the site is via one (1) opening along the southern site boundary line. The opening is off Stirling Road and is a full access opening. Ingress and egress traffic relating to the subject site will only be able to utilize the eastbound vehicular lanes on Stirling Road.

The subject site indicates loading spaces in the front proposed commercial building, as well as dumpster enclosures. The site plan provides truck maneuverability onsite to and from the loading spaces and dumpsters. Furthermore, appropriate signage will be installed to eliminate any type of traffic hazards.

The proposed parking meets the requirements of the Town of Davie Land Development Code. The code requires one-hundred forty-seven (147) parking spaces for retail uses. Currently, the proposed site plan provides one-hundred six (106) standard parking spaces, thirty-one (31) compact spaces, eight (8) parallel spaces, and six (6) handicapped spaces for a total of one-hundred forty-seven (147) spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a sign permit. In addition, a master sign plan identifying font, color, size, and lighting shall be provided to Town staff for review and approval prior to the issue of a sign permit.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The plan illustrates plant material along the perimeter of the site including Brazilian Beauty Leaf and Live Oak. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with thirty-six (36) inch high planting material.
7. *Drainage:* Drainage is designed throughout the subject site. Drainage locations are in the rear of the proposed commercial building and on the southwest portion of the property enclosed by a four (4) foot high black vinyl clad chain link fence.

Furthermore, the subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.

8. *Open Space and Recreation:* The Driftwood - Recreational Trail is located along the subject sites northern boundary line parallel to Stirling Road. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.

9. *Compatibility:* The commercial building is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed commercial uses continue the current uses along the Stirling Road.
-

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

Site plan and building design shall use “Crime Prevention Through Environmental Design” concepts. 4/26/04 (*This has been completed*)

Engineering:

Provide preliminary storm water management calculation to ensure adequate retention area (*This has been completed*)

Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. Commercial buildings are permitted in both this zoning district and land use category. The purposed development of the commercial building is in character with the adjacent parcels.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

The subject application is complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration, with the following recommendation:

1. Staff recommends replacing proposed planting material in drainage retention areas along the northern and western boundary lines with a species that is more suitable for damp areas.
2. Staff recommends providing a decorative sidewalk (pavers and/or painted stamped concrete) under the covered breezeway.

Site Plan Committee Recommendation

At the September 27, 2005 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and the following items: 1) that the parking count is based on a retail use; 2) move the dumpster that is near the entry to an island location; 3) the loading zone that is at the retail on the east, try to move it to another location and the Committee recommended a 45° angle at the corner of the parking turn there; 4) the parapet at the rear, show a section that represents that anywhere on the roof, an air conditioner is placed so that it's screened from the rear; (the Committee felt that the parapet was too low); 5) on the rear it has not been designated, but the applicant is to put a nice trim across the top of the parapet in the back with stucco banding; 6) that the trees at the rear must accept wet conditions; 7) redo the photometric plan for a more consistent lighting pattern over the parking area as it appears too dim in places; 8) all bays are to have square footage labels on each of the bays so the applicant could create a legend and the legend would tabulate to the tabulation on the sheet for the gross square footage that then relates to the parking; and 9) that the crosswalks at the entrance must be designated with markings or pavers if DOT allows. (Motion carried 3-0, Mr. Engel & Mr. Aucamp were absent)

Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Future Land Use Map)

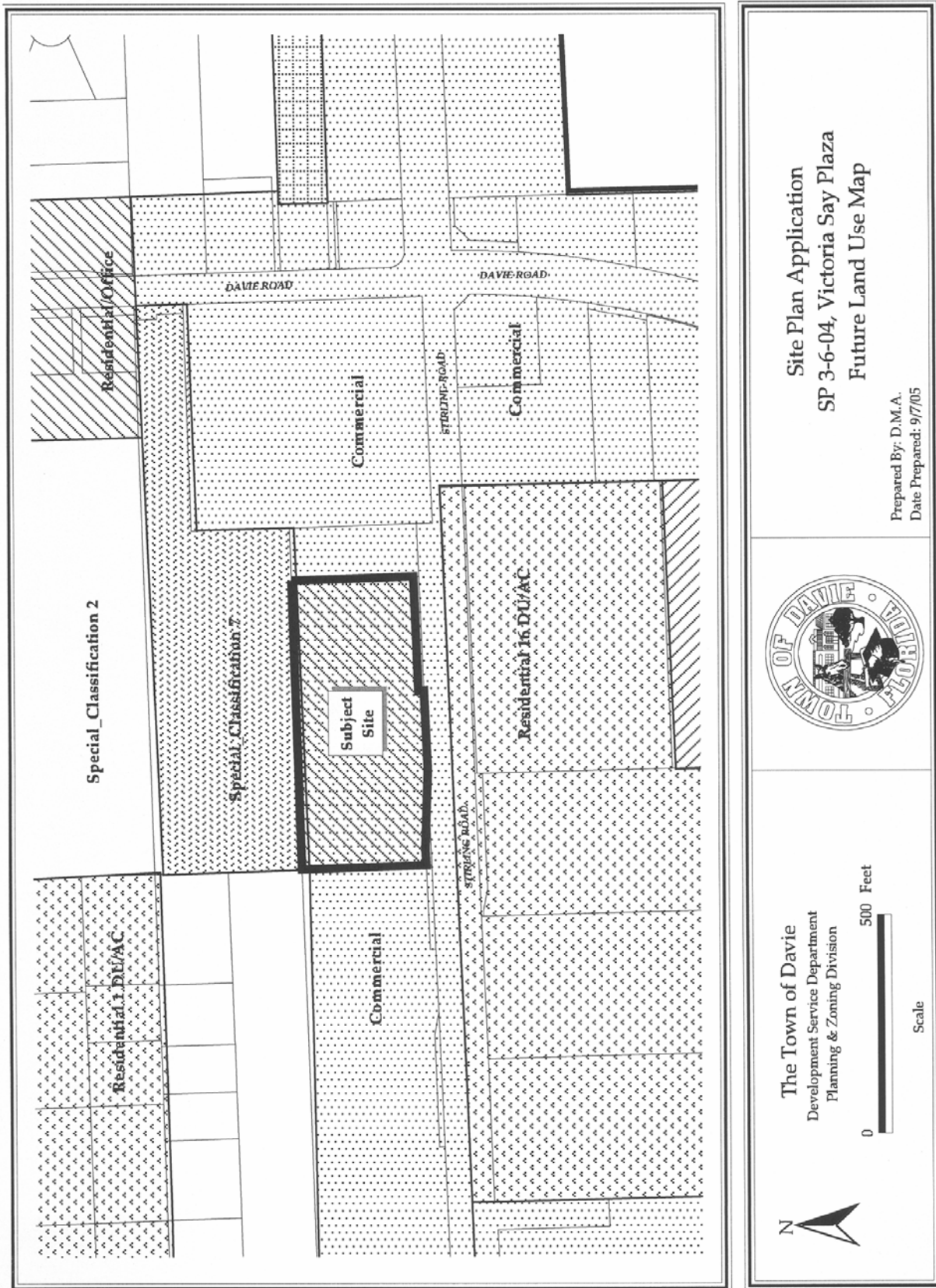


Exhibit 2 (Aerial, Zoning, and Subject Site Map)

